

LANDLAB

LAKEPORT BEACH SCHEDULE 'C' MUNICIPAL CLASS  
ENVIRONMENTAL ASSESSMENT  
PUBLIC INFORMATION CENTRE #1  
SUMMARY REPORT





LAKEPORT BEACH  
SCHEDULE 'C'  
MUNICIPAL CLASS  
ENVIRONMENTAL  
ASSESSMENT  
PUBLIC INFORMATION  
CENTRE #1 SUMMARY  
REPORT

LANDLAB

PROJECT NO.: 211-05425-04  
DATE: JUNE 28, 2022

WSP

WSP.COM

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# REVISION HISTORY

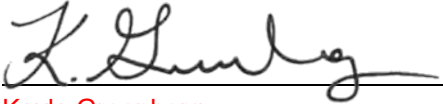
FIRST ISSUE

June 28, 2022		
Prepared by	Reviewed by	Approved By
Kayla Greenberg, Environmental Planner	Lina ElSetouhy, Environmental Planner	Jeremiah Pariag, Consultation and Engagement Lead  Christine Vazz, Environmental Planning Lead

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# SIGNATURES

PREPARED BY



Kayla Greenberg  
Environmental Planner

June 28, 2022

DATE

APPROVED<sup>1</sup> BY



Jeremiah Pariag  
Consultation and Engagement Lead

June 28, 2022

DATE

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<sup>1</sup> Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.



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# 1 INTRODUCTION

Landlab Inc. (Landlab) retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and roads network are not available at the site and are the focus of this MCEA Study; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site.

This report documents Public Information Centre (PIC) #1 outcomes, which was conducted virtually on March 31<sup>st</sup>, 2022, from 7:00PM to 8:00PM EST.

## 2 PURPOSE OF THE PUBLIC INFORMATION CENTRE #1 (PIC #1)

The purpose of the first PIC was to:

- Outline the Lakeport Beach EA study purpose, study area, and draft problems and opportunities statement;
- Outline the Municipal Class EA process and study timeline;
- Provide an overview of the Project site and its location within the Alnwick/Haldimand Municipality;
- Provide an overview of Environmental Studies;
- Provide to the public and to stakeholders the opportunity to share information; and,
- Collect feedback on the presented materials.

This PIC is the first of four PICs that will be held to engage the public over the course of the EA study.

# 3 PIC #1 LOCATION, DATE, AND TIME

The second Public Information Centre was held as noted below:

Date:	Thursday, March 31, 2022
Location:	Virtually via Zoom
Time:	7:00PM to 8:00PM

## 3.1 PIC #1 FORMAT

Due to COVID-19 precautions, the PIC was held virtually via Zoom. For details on the PIC #1 format and display materials, please refer to **Section 3** of this summary report.

## 3.2 PIC #1 NOTIFICATION

WSP notified members of the general public of PIC #1 by way of mailed letters on March 17<sup>th</sup>, 2022. Landlab also posted the Notice of PIC #1 on the EA Study webpage on March 17<sup>th</sup>, 2022. The Notice of PIC #1 is included in Appendix A. Additionally, the Notice was published in the Northumberland News newspaper on March 17<sup>th</sup>, 2022 and March 24<sup>th</sup>, 2022. On March 17<sup>th</sup>, 2022 WSP also notified property owners within the defined catchment area of the PIC via direct mail.

On March 25<sup>th</sup>, 2022, WSP provided a copy of the Notice to stakeholders included in the Master Stakeholder Contact list via email, including:

- Government agencies;
- Elected officials;
- Municipal staff; and
- Community organizations.

A copy of the mailing list and email notification for the above noted stakeholders is included in **Appendix B**.

On March 30<sup>th</sup> 2022, Indigenous Communities and Organizations were notified of the Study Commencement and of PIC #1 via email. The copies of the letters sent to Indigenous Communities and organizations are included in **Appendix C**.

## 3.3 STAFF ATTENDANCE

The following Landlab and Consultant staff attended the PIC.

**Table 1 WSP and Landlab Staff in Attendance at PIC #1**

PROJECT TEAM MEMBER	ORGANIZATION	PROJECT TEAM
Fred Brisco	Landlab	Project Proponent
Christine Vazz	WSP	EA Study



PROJECT TEAM MEMBER	ORGANIZATION	PROJECT TEAM
Lina ElSetouhy	WSP	EA Study
Jeremiah Pariag	WSP	EA Study
Kayla Greenberg	WSP	EA Study

### 3.4 ELECTED OFFICIALS ATTENDANCE

The meeting was not attended by any elected officials.

# 4 PIC #1 DISPLAY MATERIALS

The information for the EA Study was presented to the public through an online presentation. At 7:00PM, a presentation was made that detailed the process and study objectives for the EA Study. There was a total of 19 slides.

The presentation was also made available online on Landlab’s website at the following weblink:

<https://lakeportbeach.ca/environmental-assessment/>

The Landlab website provided the online materials in a PDF format. A copy of the downloadable PDF presentation is attached in **Appendix D**.

The virtual Public Information Centre was published as noted below:

Date Published	April 14th, 2022
Formal Viewing and Comment Period	March 28th – April 14th, 2022
Project Webpage	<a href="https://lakeportbeach.ca/environmental-assessment">https://lakeportbeach.ca/environmental-assessment</a>
Display Panels Publication (URL Address)	<a href="https://lakeportbeach.ca/assets/documents/Lakeport-Beach-EA_PIC-1_March-2022_Final-1.pdf">https://lakeportbeach.ca/assets/documents/Lakeport-Beach-EA_PIC-1_March-2022_Final-1.pdf</a>
Video Publication (URL Address)	<a href="https://lakeportbeach.ca/environmental-assessment/">https://lakeportbeach.ca/environmental-assessment/</a>

Members of the public were invited to provide comments by emailing WSP’s Consultation and Engagement Lead, Jeremiah Pariag, at the project email: [Jeremiah.Pariag@wsp.com](mailto:Jeremiah.Pariag@wsp.com). Please refer to **Section 5** of this Summary Report for more details on the comments received.

# 5 SUMMARY OF FEEDBACK

A total of 22 participants registered for the PIC #1. During the live PIC #1 event, attendees participated using the live chat function and the anonymous Q&A function in Zoom. A copy of the chat can be found in **Appendix E**. The formal comment period was from **March 28<sup>th</sup>, 2022 - April 14<sup>th</sup>, 2022**. The correspondence record is included in **Appendix E**.

Following the comment period, which ended on **April 14<sup>th</sup>, 2022**, the Project Team received a total of nine (9) emailed comments. This does not include the chat log that was collected during the live PIC #1 event on Zoom.

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## 5.1 VERBAL FEEDBACK RECEIVED

Feedback was received following the Notice of PIC #1, during the live PIC #1 event, online via the project website comment form and subsequently to jeremiah.pariag@wsp.com.

The following summarizes the main concerns and interests expressed by the comments received from the general public via email and the online Comment Form, as well as concerns that were expressed verbally and in the chat function during the live PIC #1 event.

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### 5.1.1 GENERAL COMMENTS OR INQUIRIES

The following summarizes the general comments and/or inquiries received following PIC #1:

- General interest in the EA process;
  - A Participant(s) shared an interest in learning more about if the vacant land will be farmed;
  - A Participant(s) shared an interest in learning more about the zoning of the land, if it would be rezoned as rural residential or something else;
  - An inquiry related to if the water course that currently runs through the site will be rehabilitated;
  - An inquiry related to if the EA addresses the building of dock space on the property;
  - An inquiry related to if the maximum capacity of servicing will be focused on the number of units being constructed or will it be designed to anticipate future capacity;
  - An inquiry regarding re-naturalization of the drainage ditch and if this process requires approvals from Fisheries and Oceans Canada;
  - An inquiry about when the study will address the natural environment, geotechnical, noise, traffic, ecological, utilities and soil and contamination of the site;
  - An inquiry about how the stormwater study is done without a plan of subdivision; and,
  - An inquiry if there is a proposed location for the water treatment and sewage treatment plant.
- 

### 5.1.2 CONCERNS RELATED TO THE STUDY

The following summarizes the main concerns expressed by the comments received from the public. Several comments received were not related to the study. General concerns related to the Study, design, and implementation were received including:

- Concerns about the overall project being proposed within the Township of Alnwick/Haldimand due to the proposed density;
- Concerns about there not being enough infrastructure available to support the total number of homes proposed;
- Concerns about misconceptions based on the language used to reference the previous proposal as the previous proposal included less units;

- Concerns about the project being approved due to the Provincial government’s history of using MZOs; and
- Concerns about the EA proceeding without any pre-consultation or draft plans of subdivision. All comments and responses are provided in **Appendix E**.

# APPENDIX

## A NOTICE OF PIC

#1



**Notice of Study Commencement & Public Information Centre #1:  
Schedule 'C' Municipal Class Environmental Assessment Study  
For the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

**THE STUDY**

Landlab retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and roads network are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site.

**THE PROCESS**

This MCEA process will follow the planning and design process for Schedule 'C' projects as described in the MCEA Document (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer's Association. The process includes: consultation, evaluation of alternatives, assessment of potential impacts of the proposed alternatives, and the identification of mitigation measures for any adverse impacts. Upon study completion, an Environmental Study Report (ESR) will be filed.

**WE WANT TO HEAR FROM YOU**

Public Information Centre (PIC) #1 is being held to introduce the Study, discuss project timelines, and outline environmental studies. Three additional PICs will be scheduled to share project updates and solicit input from key stakeholders and the public.

**PIC #1 DETAILS**

**Date:** March 31, 2022

**Location:** To be held virtually via Zoom

**Time:** 7:00PM to 8:00PM

**Registration:** visit <https://lakeportbeach.ca/environmental-assessment> to register. Once you sign up, a link to the meeting will be provided to you via email.

The presentation materials and meeting recording will be shared online following the meeting.

**GET INVOLVED**

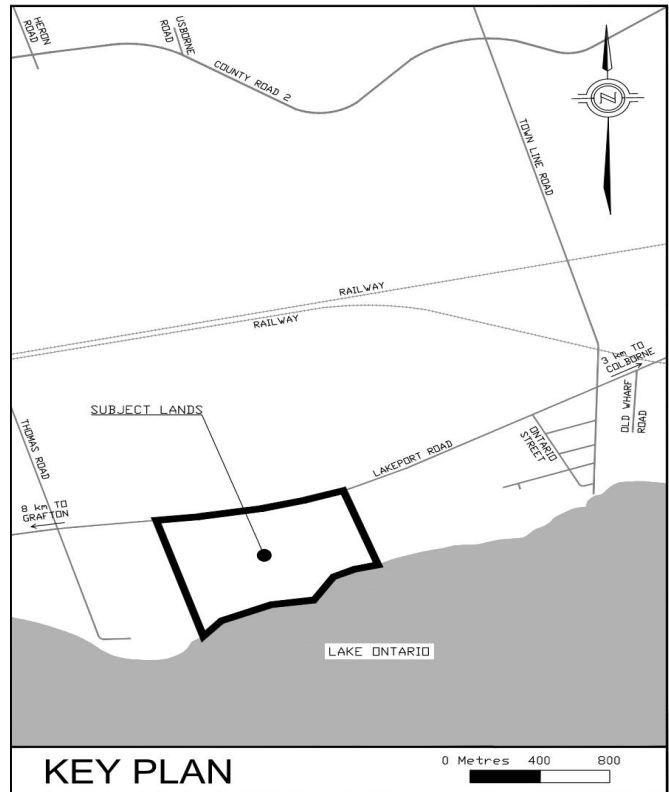
As the study progresses, Landlab will engage residents, stakeholders, and businesses as part of any decisions that contribute towards shaping the Lakeport Beach Development and the Project Team's decision-making process.

You are encouraged to visit <https://lakeportbeach.ca/environmental-assessment>, where project information including study notices, meeting details, study updates, and the ESR will be made available as the study progresses.

If you wish to have your name added to the project mailing list or have any questions or concerns about the study, please contact the following Project Team member:

**Jeremiah Pariag**  
Consultation and Engagement Lead  
WSP Canada Inc.  
610 Chartwell Road Suite 300  
Oakville ON L6J 4A5  
289-835-2548  
[jeremiah.pariag@wsp.com](mailto:jeremiah.pariag@wsp.com)

Under the Freedom of Information and Protection of Privacy Act (FIOPPA) and the Access to Information Act, comments and information regarding this project, with the exception of personal information, will become part of the public record.



# APPENDIX

# B MASTER STAKEHOLDER CONTACT LIST



# Lakeport Beach MCEA - Government Review Team Contact List

Association	Name	Title
Ministry of Agriculture, Food and Rural Affairs	Jocelyn Beatty	Rural Planner Central-Eastern Ontario and Northwestern Ontario
Ministry of Heritage, Sport, Tourism and Culture Industries	Karla Barboza	Team Lead(A), Heritage, Heritage Planning Unit, Programs and Services Branch
Ministry of Heritage, Sport, Tourism and Culture Industries	Laura Hatcher	Heritage Planner
Ministry of Heritage, Sport, Tourism and Culture Industries	Dan Minkin	Heritage Planner
Ministry of Northern Development, Mines, Natural Resources and Forestry	Catherine Warren	District Planner
Ministry of Transportation	Peter Makula	Manager Engineering Program Delivery East
Ministry of Municipal Affairs and Housing	Michael Elms	Manager Community Planning and Development
Ministry of Economic Development, Job Creation and Trade	Shireen Mohammed	Manager(A) Corporate Policy Coordination Unit
Ministry of Health and Long-Term Care	Medical Officer of Health: Dr. Natalie Bocking	Haliburton, Kawartha, Pine Ridge District Health Unit
Ministry of Northern Development, Mines, Natural Resources and Forestry	Keith Johnston	Environmental Planning Team Lead(A)
Ministry of the Solicitor General	Robert Greene	Director
CN Rail	Michael Vallins	Manager Public Works
CN Rail		Public Works Department
CP Rail	Tom Twigge	Director Project and Public Works



## Lakeport Beach MCEA - Elected Officials Contact List

Association	Name	Title
Alnwick/Haldimand Township	Gail Latchford	Mayor
Alnwick/Haldimand Township	Sherry Gibson	Deputy Mayor
Alnwick/Haldimand Township	Mike Filip	Councillor
Alnwick/Haldimand Township	Greg Booth	Councillor
Alnwick/Haldimand Township	Jim Hogg	Councillor
Alnwick/Haldimand Township	Yolanda Melburn	Deputy Clerk
	Pat Kemp	Acting Clerk
	David Piccini	MPP
	Philp Lawrence	MP

## Lakeport Beach MCEA - Municipal Staff Contact List

Association	Name	Title
Alnwick/Haldimand Township	Jennifer Current	Senior Planner
Northumberland County	Dwayne Campbell	Manager of Land Use Planning
Alnwick/Haldimand Township	Troy Gilmour	CAO/Public Works Manager and Inspection Services
Alnwick/Haldimand Township	Daryl Hall	Chief Building Official
Alnwick/Haldimand Township	Pat Kemp	Acting Clerk
Alnwick/Haldimand Township	Nicole Leach-Bihun	Treasurer

## Lakeport Beach MCEA - Indigenous Communities Contact List

Association	Name	Title
Curve Lake First Nation	Jordon MacArthur	
Curve Lake First Nation	Emily Whetung-MacInnes	Chief
Curve Lake First Nation	Kaitlin Hill	Land Resource Consultation
Curve Lake First Nation	Dr. Julie Kapyrka	Land Resource Consultation
Hiawatha First Nation Consultation Office	Laurie Carr	Chief
Alderville First Nation	Chief David Mowat	Chief
Alderville First Nation	Dave Simpson	Consultation Coordinator
Beausoleil First Nation	Chief Joanne P. Sandy	Chief
Beausoleil First Nation	Dana Monague	Lands Compliance Officer
Beausoleil First Nation	Marcella Sunday	Lands Compliance Officer
Chippewas of Georgina Island First Nation	Donna Big Canoe	Chief
Chippewas of Georgina Island First Nation	Natasha Charles	Community Consultation and Executive Assistant to Chief and Council
Chippewas of Georgina Island First Nation	Heather Charles	Environemntal Office
Chippewas of Rama First Nation	Chief Edward (Ted) Willie	Chief
Chippewas of Rama First Nation	Sharday James	Consultation Liaison
Chippewas of Rama First Nation	Annette S	Alternate contact
Chippewas of Rama First Nation	Hollie Nolan	Executive Assistant to the Chief, Administration
Chippewas of Rama First Nation	Ceryl M.	Administration Manager
Mississauga's of Scugog Island First Nation	Chief Kelly Larocca	Chief
Mississauga's of Scugog Island First Nation	Michael Thoms	Community Consultation Specialist
Mississauga's of Scugog Island First Nation	Monica Sanford	Community Consultation and Administrative Assistant
Mississauga's of Scugog Island First Nation	Waverly Birch	Regulatory Consultant
The Williams Treaties First Nations The Mohawks of the Bay of Quinte	Karry Sandy	Nations Settlement Lawyer
	Chief R. Donald Maracle	Chief
The Mohawks of the Bay of Quinte Kawartha Nishnawbe	Charlotte Gurnsey	Community Services Department
	Chief Kris Nahrgang	Chief

## Lakeport Beach MCEA - Conservation Authorities Contact List

Association	Name	Title
Lower Trent Conservation Authority	Rhonda Bateman	CAO/Secretary-Treasurer

## Lakeport Beach MCEA - Community Groups Contact List

Association	Name	Title
Northumberland Builders and Construction association	Keith Herring	President
Northumberland Farmers Association	Allan Carruthers	Advisory Council main contact
Willow Beach Field Naturalists	Frank Godfrey	
Peterborough, Victoria, Northumberland and Clarington Catholic School Board	Isabel Grace	Superintendent of Business and Finance
Kawartha Pine Ridge District School Board	Jeanette Thompson	Manager, Planning Services
ABC-Activism	Gritt Koehl	

## Lakeport Beach MCEA - Emergency Services Contact List

Association	Name	Title
Alnwick/Haldimand Fire Rescue	Dave Dawson	Fire Chief/CEMC
Alnwick/Haldimand Fire Rescue	Dianne Nicholls, Alt. CEMC	Public Works and Fire Administrative Assistant
Northumberland Paramedics (Non-emergency)		
Ontario Provincial Police	Jennifer Davey	Administrative Assistant, Facilities Section
Ontario Provincial Police	Abisola Akinwumi	A/Administrative Assistant

# APPENDIX

# C INDIGNIOUS COMMUNITIES COVER LETTERS





March 30, 2022

Alderville First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Mowat:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.





## PROJECT TEAM

We would like to introduce you to the project team:

### LANDLAB PROJECT TEAM

**Sean McAdam**  
President  
Landlab Inc.

**Fred Brisco**  
Vice President,  
Operations  
Landlab Inc.

**Jules Ribí**  
Managing Director  
Landlab Inc.

**Alexandra Rahman**  
Project Manager  
Landlab Inc.

### WSP CONSULTING TEAM

**Jeremiah Pariag**  
Consultation and Engagement  
Lead  
WSP Canada Inc.

**Christine Vazz**  
Environmental Planning Lead  
WSP Canada Inc.

**Lina ElSetouhy**  
Environmental Planner  
WSP Canada Inc.

Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



## SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario Environmental Assessment Act (OEAA, 1990)<sup>1</sup>, and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in Ontario Regulation 345/932, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule C MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule C MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potentially construction of new roads or other linear paved facilities greater than \$2.4M



## THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015)<sup>3</sup>, published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule C projects. These phases include:

### **PHASE 1 – PROBLEM OR OPPORTUNITY – (CURRENT PHASE)**

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

#### **Proposed Problem and Opportunity Statement:**

Given the rural setting, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

The construction of new roads within the proposed development will also be required for the movement of people. These roads will service the community and provide a means of emergency access.

To accomplish this Phase, background data will be assembled and reviewed, including available planning studies and other background reports for the study area. This information will establish the baseline conditions for transportation conditions, infrastructure, planning context, natural, social, and economic environment. This phase culminates in the development of a formal problem and opportunity statement, and an identification of the needs and justification of the Project.

### **PHASE 2 – ALTERNATE SOLUTIONS**

The second phase of the study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria for evaluation of the alternatives. The alternatives are at a planning level and in the case of a transportation deficiency, might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the option of “do nothing”, which will serve as the baseline. For this project, servicing may involve different solutions for water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and similarly for wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services etc.).



### **PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION**

The third phase of the study will focus on the design concepts, as well as the development of the final Preliminary Design plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the agency and township, drainage needs, as well as property impacts. During this phase, the Project Team will examine alternative methods of implementing the preferred solution, based upon the existing environment, public, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects.

### **PHASE 4 – ENVIRONMENTAL STUDY REPORT**

The Study culminates with the preparation and finalization of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities and key technical agencies, such as Northumberland County, Alnwick/Haldimand Township, MNRF, LTCA for review and comment. The Project Team will make final revisions to the Draft ESR as necessary and then the report will then be filed for the mandatory 30-day public review period.

The Project is currently in **Phase 1** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies have already been completed prior to the official commencement of the MCEA process, additional details are provided in the forthcoming sections.



## PROJECT SITE

The proposed development will be located approximately 2km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



## TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following the completion of PIC #1, the subsequent activities will be completed according to the following schedule:

- Fieldwork investigations to take place in Spring 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early Winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day Public Review period in Winter 2023.



## POTENTIAL STUDY IMPACTS

As per the MCEA manual, as part of this EA, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, a number of environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

### Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
  - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
  - The Stage 1-2 field survey was conducted between May 31, 2021 and June 4, 2021.
  - The draft Stage 1-2 AA report was circulated to your community representative on July 13, 2021.
  - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
  - The report was entered into the Ontario Public Register of Archaeological Reports on February 2, 2022 under PIF P1105-0032-2021.
- The following studies will commence in Spring 2022:
  - Environmental Impact Study;
  - Geotechnical Desktop Study;
  - Contamination Overview Study;
  - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment;
  - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
  - Acoustic Assessment Study;
  - Tree Inventory and Assessment and Tree Management Plans;
  - Hydrogeological Assessment Study; and
  - Fluvial Geomorphology Study.

The Project Team wants to ensure we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies can be circulated to your Community for review and comments should this be of interest. Comments collected on the draft



studies will be reviewed by the Project Team and incorporated in the final reports and the Environmental Study Report.





## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. The Project Team is yet to receive a response from the MECP regarding the list of First Indigenous Peoples and Communities to be consulted on this project. As such, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities will be consulted:

- Alderville First Nation;
- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation;
- Chippewas of Rama First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and,
- Mississaugas of Scugog Island First Nation.

It should be noted that the Project Team is still awaiting the MECP's response to confirm the list of Indigenous Communities to consult and engage on this project.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives shall be examined and considered based on their respective merits, specific concerns or issues must be fully addressed, and the solution must be defensible. The approach for this study is consistent with the MCEA for a Schedule C project.

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As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study, with the goal of the first PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to introduce the Study, discuss the project timeline, and outline upcoming environmental studies. As such, the Project Team is excited to announce that the first PIC is being held virtually via Zoom on **March 31st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #1 are requested between **March 28th, 2022** and **April 14th, 2022**, however, comments are welcome at any time during the Study.

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Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



## NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

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Yours sincerely,

**Fred Brisco (Primary Contact)**  
**Vice President, Operations**

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Fredbrisco@landlab.ca

**Jeremiah Pariag, M.E.S.**

**Consultation and Engagement Lead**

WSP Canada Inc.

289-835-2548

Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.

Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Notice of Study Commencement and Public Information Centre #1



March 30, 2022

Dana Monague and Marcella Sunday  
Beausoleil First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Sandy:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



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We would like to introduce you to the project team:

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**Fred Brisco**  
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Lead  
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**Lina ElSetouhy**  
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



## SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario Environmental Assessment Act (OEAA, 1990)<sup>1</sup>, and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in Ontario Regulation 345/932, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule C MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule C MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potentially construction of new roads or other linear paved facilities greater than \$2.4M



## THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015)<sup>3</sup>, published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule C projects. These phases include:

### **PHASE 1 – PROBLEM OR OPPORTUNITY – (CURRENT PHASE)**

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

#### **Proposed Problem and Opportunity Statement:**

Given the rural setting, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

The construction of new roads within the proposed development will also be required for the movement of people. These roads will service the community and provide a means of emergency access.

To accomplish this Phase, background data will be assembled and reviewed, including available planning studies and other background reports for the study area. This information will establish the baseline conditions for transportation conditions, infrastructure, planning context, natural, social, and economic environment. This phase culminates in the development of a formal problem and opportunity statement, and an identification of the needs and justification of the Project.

### **PHASE 2 – ALTERNATE SOLUTIONS**

The second phase of the study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria for evaluation of the alternatives. The alternatives are at a planning level and in the case of a transportation deficiency, might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the option of “do nothing”, which will serve as the baseline. For this project, servicing may involve different solutions for water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and similarly for wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services etc.).



### **PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION**

The third phase of the study will focus on the design concepts, as well as the development of the final Preliminary Design plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the agency and township, drainage needs, as well as property impacts. During this phase, the Project Team will examine alternative methods of implementing the preferred solution, based upon the existing environment, public, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects.

### **PHASE 4 – ENVIRONMENTAL STUDY REPORT**

The Study culminates with the preparation and finalization of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities and key technical agencies, such as Northumberland County, Alnwick/Haldimand Township, MNRF, LTCA for review and comment. The Project Team will make final revisions to the Draft ESR as necessary and then the report will then be filed for the mandatory 30-day public review period.

The Project is currently in **Phase 1** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies have already been completed prior to the official commencement of the MCEA process, additional details are provided in the forthcoming sections.





## PROJECT SITE

The proposed development will be located approximately 2km west of the village of Lakeport in the Township of Alnwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alnwick/Haldimand, Northumberland County, Ontario.



## TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following the completion of PIC #1, the subsequent activities will be completed according to the following schedule:

- Fieldwork investigations to take place in Spring 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early Winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day Public Review period in Winter 2023.



## POTENTIAL STUDY IMPACTS

As per the MCEA manual, as part of this EA, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, a number of environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

### Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
  - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
  - The Stage 1-2 field survey was conducted between May 31, 2021 and June 4, 2021.
  - Please let us know if you wish to have a copy of this report.
  - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
  - The report was entered into the Ontario Public Register of Archaeological Reports on February 2, 2022 under PIF P1105-0032-2021.
- The following studies will commence in Spring 2022:
  - Environmental Impact Study;
  - Geotechnical Desktop Study;
  - Contamination Overview Study;
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  - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
  - Acoustic Assessment Study;
  - Tree Inventory and Assessment and Tree Management Plans;
  - Hydrogeological Assessment Study; and
  - Fluvial Geomorphology Study.

The Project Team wants to ensure we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies can be circulated to your Community for review and comments should this be of interest. Comments collected on the draft



studies will be reviewed by the Project Team and incorporated in the final reports and the Environmental Study Report.



## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. The Project Team is yet to receive a response from the MECP regarding the list of First Indigenous Peoples and Communities to be consulted on this project. As such, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities will be consulted:

- Alderville First Nation;
- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation;
- Chippewas of Rama First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and,
- Mississaugas of Scugog Island First Nation.

It should be noted that the Project Team is still awaiting the MECP's response to confirm the list of Indigenous Communities to consult and engage on this project.

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cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.

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Encl. Notice of Study Commencement and Public Information Centre #1



March 30, 2022

Ms. Kaitlin Hill and Dr. Julie Kapyrka  
Curve Lake First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach  
Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Whetung:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



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**Jeremiah Pariag, M.E.S.**  
**Consultation and Engagement Lead**  
WSP Canada Inc.  
289-835-2548  
Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.  
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Notice of Study Commencement and Public Information Centre #1



March 30, 2022

Sharday James  
Chippewas of Rama First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Williams:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



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President  
Landlab Inc.

**Fred Brisco**  
Vice President,  
Operations  
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**Jules Ribí**  
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



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Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario Environmental Assessment Act (OEAA, 1990)<sup>1</sup>, and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in Ontario Regulation 345/932, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule C MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule C MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potentially construction of new roads or other linear paved facilities greater than \$2.4M



## THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015)<sup>3</sup>, published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule C projects. These phases include:

### **PHASE 1 – PROBLEM OR OPPORTUNITY – (CURRENT PHASE)**

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

#### **Proposed Problem and Opportunity Statement:**

Given the rural setting, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

The construction of new roads within the proposed development will also be required for the movement of people. These roads will service the community and provide a means of emergency access.

To accomplish this Phase, background data will be assembled and reviewed, including available planning studies and other background reports for the study area. This information will establish the baseline conditions for transportation conditions, infrastructure, planning context, natural, social, and economic environment. This phase culminates in the development of a formal problem and opportunity statement, and an identification of the needs and justification of the Project.

### **PHASE 2 – ALTERNATE SOLUTIONS**

The second phase of the study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria for evaluation of the alternatives. The alternatives are at a planning level and in the case of a transportation deficiency, might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the option of “do nothing”, which will serve as the baseline. For this project, servicing may involve different solutions for water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and similarly for wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services etc.).



### **PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION**

The third phase of the study will focus on the design concepts, as well as the development of the final Preliminary Design plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the agency and township, drainage needs, as well as property impacts. During this phase, the Project Team will examine alternative methods of implementing the preferred solution, based upon the existing environment, public, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects.

### **PHASE 4 – ENVIRONMENTAL STUDY REPORT**

The Study culminates with the preparation and finalization of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities and key technical agencies, such as Northumberland County, Alnwick/Haldimand Township, MNRF, LTCA for review and comment. The Project Team will make final revisions to the Draft ESR as necessary and then the report will then be filed for the mandatory 30-day public review period.

The Project is currently in **Phase 1** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies have already been completed prior to the official commencement of the MCEA process, additional details are provided in the forthcoming sections.





## PROJECT SITE

The proposed development will be located approximately 2km west of the village of Lakeport in the Township of Alnwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alnwick/Haldimand, Northumberland County, Ontario.



## TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following the completion of PIC #1, the subsequent activities will be completed according to the following schedule:

- Fieldwork investigations to take place in Spring 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early Winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day Public Review period in Winter 2023.



## POTENTIAL STUDY IMPACTS

As per the MCEA manual, as part of this EA, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, a number of environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

### Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
  - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
  - The Stage 1-2 field survey was conducted between May 31, 2021 and June 4, 2021.
  - Please let us know if you wish to have a copy of this report.
  - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
  - The report was entered into the Ontario Public Register of Archaeological Reports on February 2, 2022 under PIF P1105-0032-2021.
- The following studies will commence in Spring 2022:
  - Environmental Impact Study;
  - Geotechnical Desktop Study;
  - Contamination Overview Study;
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  - Acoustic Assessment Study;
  - Tree Inventory and Assessment and Tree Management Plans;
  - Hydrogeological Assessment Study; and
  - Fluvial Geomorphology Study.

The Project Team wants to ensure we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies can be circulated to your Community for review and comments should this be of interest. Comments collected on the draft



studies will be reviewed by the Project Team and incorporated in the final reports and the Environmental Study Report.

## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. The Project Team is yet to receive a response from the MECP regarding the list of First Indigenous Peoples and Communities to be consulted on this project. As such, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities will be consulted:

- Alderville First Nation;
- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation;
- Chippewas of Rama First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and,
- Mississaugas of Scugog Island First Nation.

It should be noted that the Project Team is still awaiting the MECP's response to confirm the list of Indigenous Communities to consult and engage on this project.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives shall be examined and considered based on their respective merits, specific concerns or issues must be fully addressed, and the solution must be defensible. The approach for this study is consistent with the MCEA for a Schedule C project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information, and the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study, with the goal of the first PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to introduce the Study, discuss the project timeline, and outline upcoming environmental studies. As such, the Project Team is excited to announce that the first PIC is being held virtually via Zoom on **March 31st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #1 are requested between **March 28th, 2022** and **April 14th, 2022**, however, comments are welcome at any time during the Study.

Three subsequent PICs will be scheduled to share project updates and solicit input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.



Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



## NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

**Fred Brisco (Primary Contact)**  
**Vice President, Operations**  
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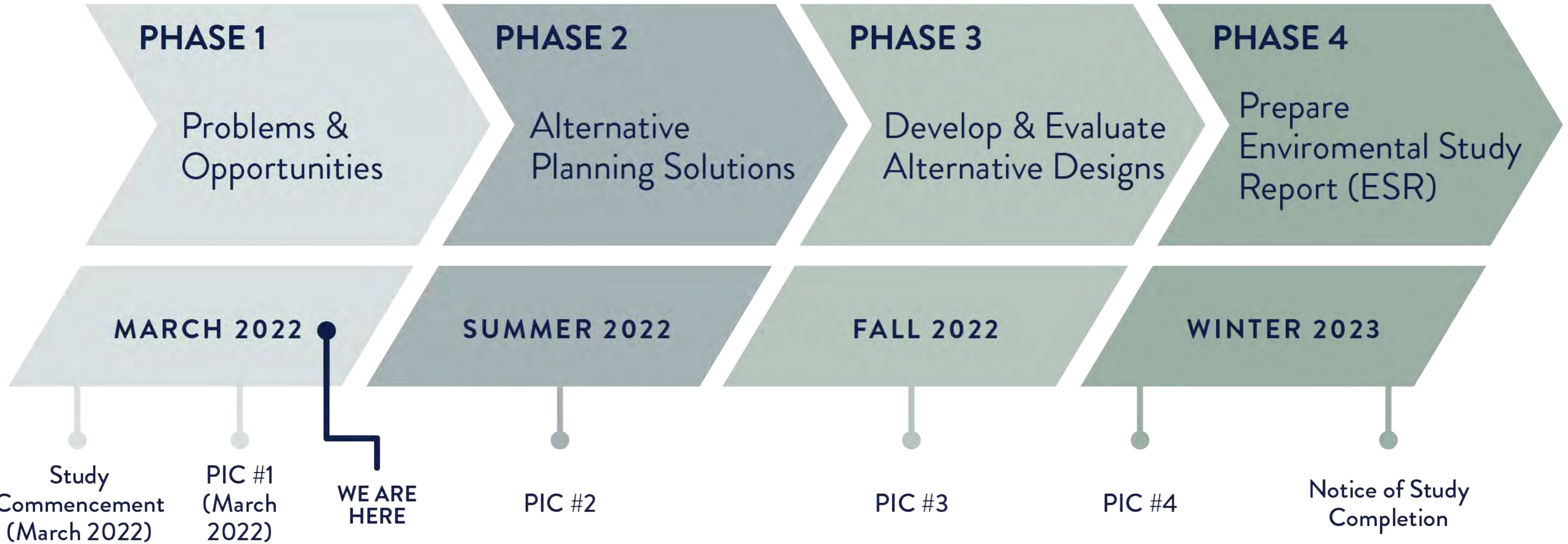


ATTACHMENT #1: MCEA PROCESS  
AND PROJECT SCHEDULE



# SCHEDULE

## Anticipated Timeline - Lakeport Beach EA





March 30, 2022

Natasha Charles and Heather Charles  
Chippewas of Georgina Island First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach  
Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Big Canoe:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

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March 30, 2022

Tom Cowie and Sean Davison  
Hiawatha First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach  
Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Carr:

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## SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario Environmental Assessment Act (OEAA, 1990)<sup>1</sup>, and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in Ontario Regulation 345/932, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule C MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule C MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
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## THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015)<sup>3</sup>, published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule C projects. These phases include:

### **PHASE 1 – PROBLEM OR OPPORTUNITY – (CURRENT PHASE)**

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

#### **Proposed Problem and Opportunity Statement:**

Given the rural setting, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

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To accomplish this Phase, background data will be assembled and reviewed, including available planning studies and other background reports for the study area. This information will establish the baseline conditions for transportation conditions, infrastructure, planning context, natural, social, and economic environment. This phase culminates in the development of a formal problem and opportunity statement, and an identification of the needs and justification of the Project.

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The second phase of the study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria for evaluation of the alternatives. The alternatives are at a planning level and in the case of a transportation deficiency, might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the option of “do nothing”, which will serve as the baseline. For this project, servicing may involve different solutions for water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and similarly for wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services etc.).



### **PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION**

The third phase of the study will focus on the design concepts, as well as the development of the final Preliminary Design plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the agency and township, drainage needs, as well as property impacts. During this phase, the Project Team will examine alternative methods of implementing the preferred solution, based upon the existing environment, public, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects.

### **PHASE 4 – ENVIRONMENTAL STUDY REPORT**

The Study culminates with the preparation and finalization of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities and key technical agencies, such as Northumberland County, Alnwick/Haldimand Township, MNRF, LTCA for review and comment. The Project Team will make final revisions to the Draft ESR as necessary and then the report will then be filed for the mandatory 30-day public review period.

The Project is currently in **Phase 1** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies have already been completed prior to the official commencement of the MCEA process, additional details are provided in the forthcoming sections.



## PROJECT SITE

The proposed development will be located approximately 2km west of the village of Lakeport in the Township of Alnwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alnwick/Haldimand, Northumberland County, Ontario.



## TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following the completion of PIC #1, the subsequent activities will be completed according to the following schedule:

- Fieldwork investigations to take place in Spring 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early Winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day Public Review period in Winter 2023.



## POTENTIAL STUDY IMPACTS

As per the MCEA manual, as part of this EA, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, a number of environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

### Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
  - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
  - The Stage 1-2 field survey was conducted between May 31, 2021 and June 4, 2021.
  - The draft Stage 1-2 AA report was circulated to your community representative on July 13, 2021.
  - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
  - The report was entered into the Ontario Public Register of Archaeological Reports on February 2, 2022 under PIF P1105-0032-2021.
- The following studies will commence in Spring 2022:
  - Environmental Impact Study;
  - Geotechnical Desktop Study;
  - Contamination Overview Study;
  - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment;
  - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
  - Acoustic Assessment Study;
  - Tree Inventory and Assessment and Tree Management Plans;
  - Hydrogeological Assessment Study; and
  - Fluvial Geomorphology Study.

The Project Team wants to ensure we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies can be circulated to your Community for review and comments should this be of interest. Comments collected on the draft



studies will be reviewed by the Project Team and incorporated in the final reports and the Environmental Study Report.

## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. The Project Team is yet to receive a response from the MECP regarding the list of First Indigenous Peoples and Communities to be consulted on this project. As such, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities will be consulted:

- Alderville First Nation;
- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation;
- Chippewas of Rama First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and,
- Mississaugas of Scugog Island First Nation.

It should be noted that the Project Team is still awaiting the MECP's response to confirm the list of Indigenous Communities to consult and engage on this project.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives shall be examined and considered based on their respective merits, specific concerns or issues must be fully addressed, and the solution must be defensible. The approach for this study is consistent with the MCEA for a Schedule C project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information, and the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study, with the goal of the first PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to introduce the Study, discuss the project timeline, and outline upcoming environmental studies. As such, the Project Team is excited to announce that the first PIC is being held virtually via Zoom on **March 31st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #1 are requested between **March 28th, 2022** and **April 14th, 2022**, however, comments are welcome at any time during the Study.

Three subsequent PICs will be scheduled to share project updates and solicit input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.



Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.





## NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

**Fred Brisco (Primary Contact)**  
**Vice President, Operations**  
Landlab Inc.  
613-914-9114  
Fredbrisco@landlab.ca

**Jeremiah Pariag, M.E.S.**  
**Consultation and Engagement Lead**  
WSP Canada Inc.  
289-835-2548  
Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.  
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

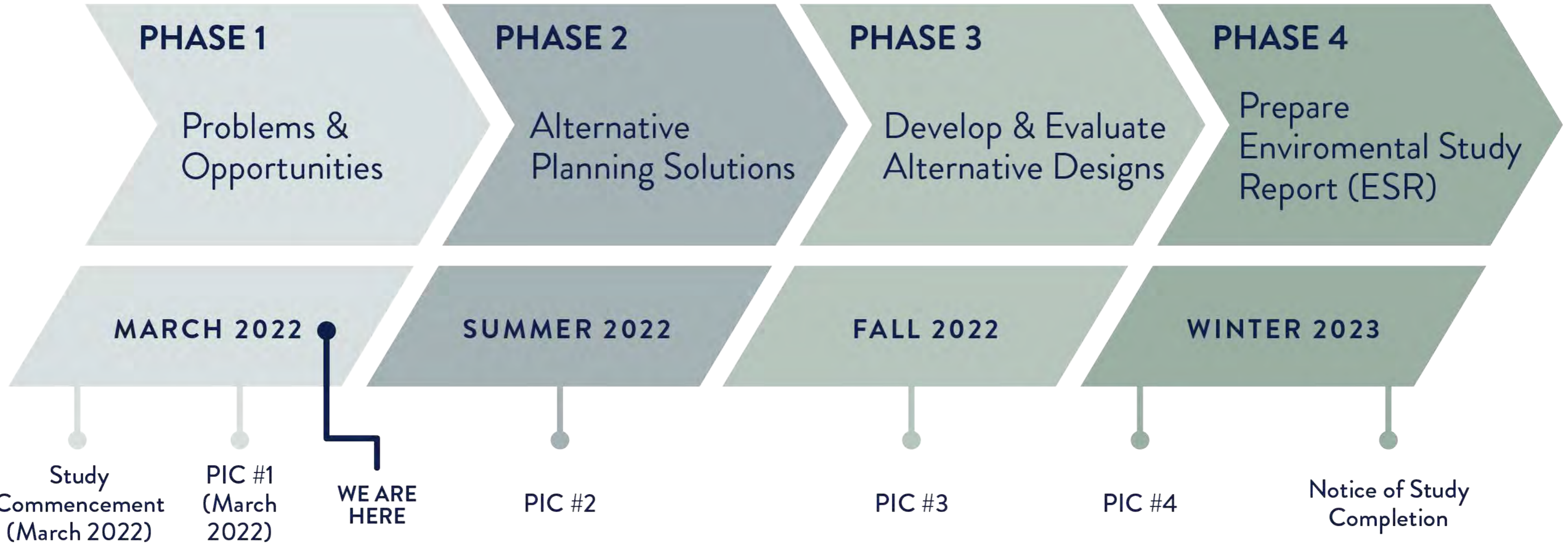
Encl. Notice of Study Commencement and Public Information Centre #1



ATTACHMENT #1: MCEA PROCESS  
AND PROJECT SCHEDULE

# SCHEDULE

## Anticipated Timeline - Lakeport Beach EA





March 30, 2022

Michael Thoms and Monica Sanford  
Mississauga's of Scugog Island First Nation

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Larocca:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



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Vice President,  
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Yours sincerely,

**Fred Brisco (Primary Contact)**  
**Vice President, Operations**

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613-914-9114

Fredbrisco@landlab.ca

**Jeremiah Pariag, M.E.S.**

**Consultation and Engagement Lead**

WSP Canada Inc.

289-835-2548

Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.

Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Notice of Study Commencement and Public Information Centre #1



March 30, 2022

Karry Sandy  
Williams Treaty First Nations Settlement Lawyer

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

Dear Karry:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.

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**Fred Brisco**  
Vice President,  
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Project Manager  
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Lead  
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**Christine Vazz**  
Environmental Planning Lead  
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



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The second phase of the study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria for evaluation of the alternatives. The alternatives are at a planning level and in the case of a transportation deficiency, might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the option of “do nothing”, which will serve as the baseline. For this project, servicing may involve different solutions for water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and similarly for wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services etc.).



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The third phase of the study will focus on the design concepts, as well as the development of the final Preliminary Design plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the agency and township, drainage needs, as well as property impacts. During this phase, the Project Team will examine alternative methods of implementing the preferred solution, based upon the existing environment, public, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects.

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The Project is currently in **Phase 1** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies have already been completed prior to the official commencement of the MCEA process, additional details are provided in the forthcoming sections.



## PROJECT SITE

The proposed development will be located approximately 2km west of the village of Lakeport in the Township of Alnwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

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## TIMELINE & ACTIVITIES

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- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day Public Review period in Winter 2023.



## POTENTIAL STUDY IMPACTS

As per the MCEA manual, as part of this EA, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, a number of environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

### Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
  - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
  - The Stage 1-2 field survey was conducted between May 31, 2021 and June 4, 2021.
  - Please let us know if you wish to have a copy of this report.
  - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
  - The report was entered into the Ontario Public Register of Archaeological Reports on February 2, 2022 under PIF P1105-0032-2021.
- The following studies will commence in Spring 2022:
  - Environmental Impact Study;
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  - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment;
  - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
  - Acoustic Assessment Study;
  - Tree Inventory and Assessment and Tree Management Plans;
  - Hydrogeological Assessment Study; and
  - Fluvial Geomorphology Study.

The Project Team wants to ensure we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies can be circulated to your Community for review and comments should this be of interest. Comments collected on the draft



studies will be reviewed by the Project Team and incorporated in the final reports and the Environmental Study Report.



## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. The Project Team is yet to receive a response from the MECP regarding the list of First Indigenous Peoples and Communities to be consulted on this project. As such, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities will be consulted:

- Alderville First Nation;
- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation;
- Chippewas of Rama First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and,
- Mississaugas of Scugog Island First Nation.

It should be noted that the Project Team is still awaiting the MECP's response to confirm the list of Indigenous Communities to consult and engage on this project.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives shall be examined and considered based on their respective merits, specific concerns or issues must be fully addressed, and the solution must be defensible. The approach for this study is consistent with the MCEA for a Schedule C project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information, and the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study, with the goal of the first PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to introduce the Study, discuss the project timeline, and outline upcoming environmental studies. As such, the Project Team is excited to announce that the first PIC is being held virtually via Zoom on **March 31st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #1 are requested between **March 28th, 2022** and **April 14th, 2022**, however, comments are welcome at any time during the Study.

Three subsequent PICs will be scheduled to share project updates and solicit input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.



Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



## NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

**Fred Brisco (Primary Contact)**  
**Vice President, Operations**  
Landlab Inc.  
613-914-9114  
Fredbrisco@landlab.ca

**Jeremiah Pariag, M.E.S.**  
**Consultation and Engagement Lead**  
WSP Canada Inc.  
289-835-2548  
Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.  
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Notice of Study Commencement and Public Information Centre #1



April 14, 2022

Confidential

Chief Kris Nahrgang  
Kawartha Nishnawbe

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Nahrgang

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.



## PROJECT TEAM

We would like to introduce you to the project team:

### LANDLAB PROJECT TEAM

**Sean McAdam**  
President  
Landlab Inc.

**Fred Brisco**  
Vice President,  
Operations  
Landlab Inc.

**Jules Ribí**  
Managing Director  
Landlab Inc.

**Alexandra Rahman**  
Project Manager  
Landlab Inc.

### WSP CONSULTING TEAM

**Jeremiah Pariag**  
Consultation and Engagement  
Lead  
WSP Canada Inc.

**Christine Vazz**  
Environmental Planning Lead  
WSP Canada Inc.

**Lina ElSetouhy**  
Environmental Planner  
WSP Canada Inc.

Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



## SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario *Environmental Assessment Act* (OEAA, 1990)<sup>1</sup>, and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in *Ontario Regulation 345/932*, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule C MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule C MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potentially construction of new roads or other linear paved facilities greater than \$2.4M



## THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule C projects. These phases include:

### **PHASE 1 – PROBLEM OR OPPORTUNITY – (CURRENT PHASE)**

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

#### **Proposed Problem and Opportunity Statement:**

Given the rural setting, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

The construction of new roads within the proposed development will also be required for the movement of people. These roads will service the community and provide a means of emergency access.

To accomplish this Phase, background data will be assembled and reviewed, including available planning studies and other background reports for the study area. This information will establish the baseline conditions for transportation conditions, infrastructure, planning context, natural, social, and economic environment. This phase culminates in the development of a formal problem and opportunity statement, and an identification of the needs and justification of the Project.

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The second phase of the study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria for evaluation of the alternatives. The alternatives are at a planning level and in the case of a transportation deficiency, might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the option of “do nothing”, which will serve as the baseline. For this project, servicing may involve different solutions for water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and similarly for wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services etc.).



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The Study culminates with the preparation and finalization of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities and key technical agencies, such as Northumberland County, Alnwick/Haldimand Township, MNRF, LTCA for review and comment. The Project Team will make final revisions to the Draft ESR as necessary and then the report will then be filed for the mandatory 30-day public review period.

The Project is currently in **Phase 1** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies have already been completed prior to the official commencement of the MCEA process, additional details are provided in the forthcoming sections.





## PROJECT SITE

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## TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following the completion of PIC #1, the subsequent activities will be completed according to the following schedule:

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- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day Public Review period in Winter 2023.

## POTENTIAL STUDY IMPACTS

As per the MCEA manual, as part of this EA, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, a number of environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

### Environmental and Technical Studies

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  - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
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, Once available, copies of the final studies will be included in the Environmental Study Report, which will be available for review during the 30-day Review Period.



## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. On March 24, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list include the following communities:

- Mohawks of the Bay of Quinte
- Kawartha Nishnawbe
- **Williams Treaties First Nations:**
- Alderville First Nation
- Curve Lake First Nation
- Hiawatha First Nation
- Mississaugas of Scugog Island First Nation

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives shall be examined and considered based on their respective merits, specific concerns or issues must be fully addressed, and the solution must be defensible. The approach for this study is consistent with the MCEA for a Schedule C project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with Kawartha Nishnawbe as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information, and the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study, with the goal of the first PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to introduce the Study, discuss the project timeline, and outline upcoming environmental studies. As such, the Project Team is excited to announce that the first PIC was held virtually via Zoom on **March 31st, 2022** and meeting recording and PIC materials will be made available throughout the commenting period. Comments related to PIC #1 are requested between **March 28th, 2022** and **April 14th, 2022**, however, comments are welcome at any time during the Study.

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Yours sincerely,

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Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.  
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Notice of Study Commencement and Public Information Centre #1



April 14, 2022

Confidential

Chief R. Donald Maracle  
The Mohawks of the Bay of Quinte

Sent via E-mail

**RE: Schedule 'C' Municipal Class Environmental Assessment Study for Port Beach  
Development, Alnwick/Halimand Township, Northumberland County**

Dear Chief Maracle:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will take place approximately over the next 12 months.



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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.





## SCOPE OF THE PROJECT

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  - Fluvial Geomorphology Study.

, Once available, copies of the final studies will be included in the Environmental Study Report, which will be available for review during the 30-day Review Period.



## CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17, 2022 to confirm which Indigenous Peoples and Communities may have an interest in the project. On March 24, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list include the following communities:

- Mohawks of the Bay of Quinte
- Kawartha Nishnawbe
- **Williams Treaties First Nations:**
- Alderville First Nation
- Curve Lake First Nation
- Hiawatha First Nation
- Mississaugas of Scugog Island First Nation

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives shall be examined and considered based on their respective merits, specific concerns or issues must be fully addressed, and the solution must be defensible. The approach for this study is consistent with the MCEA for a Schedule C project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Mohawks of the Bay of Quinte as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information, and the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study, with the goal of the first PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to introduce the Study, discuss the project timeline, and outline upcoming environmental studies. As such, the Project Team is excited to announce that the first PIC was held virtually via Zoom on **March 31st, 2022** and meeting recording and PIC materials will be made available throughout the commenting period. Comments related to PIC #1 are requested between **March 28th, 2022** and **April 14th, 2022**, however, comments are welcome at any time during the Study.

Three subsequent PICs will be scheduled to share project updates and solicit input from Indigenous Peoples and Communities, key stakeholders, and the public.

Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements



in order to participate in this project, please let us know and we will make the required accommodations.





## NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

<b>Fred Brisco (Primary Contact)</b>	<b>Jeremiah Pariag, M.E.S.</b>
<b>Vice President, Operations</b>	<b>Consultation and Engagement Lead</b>
Landlab Inc.	WSP Canada Inc.
613-914-9114	289-835-2548
Fredbrisco@landlab.ca	Jeremiah.pariag@wsp.com

cc: Christine Vazz, Environmental Planning Lead – WSP Canada Inc.  
Lina EISetouhy, Environmental Planner – WSP Canada Inc.

Encl. Notice of Study Commencement and Public Information Centre #1

# APPENDIX

# D PUBLIC INFORMATION CENTRE #1 DISPLAY MATERIALS



## Schedule "C" Municipal Class Environmental Assessment for the Lakeport Beach Development

Online Public Information Centre #1  
March 31<sup>st</sup>, 2022



# Indigenous Land Acknowledgement

We respectfully acknowledge that Northumberland County is located on the Mississauga Anishinaabek territory and is the traditional territory of the Mississauga.

In times of great change, we recognize more than ever the importance of honouring Indigenous history and culture and are committed to moving forward in the spirit of reconciliation, respect and good health with all First Nation, Métis and Inuit people.

As an organization and as individuals, we look forward to continuing to learn how can be better treaty partners.

# Lakeport Beach Development Municipal Class Environmental Assessment

Due to the COVID-19 pandemic, this public meeting is being held virtually via Zoom

## **Presentation Etiquette:**

- Be patient: virtual meetings don't always run as smoothly as planned.
- Be respectful: discriminatory, prejudicial or hateful comments and questions will not be tolerated, and you will be removed from the meeting.

The comment period for this meeting is from March 28 – April 14, 2022.

For ongoing updates, please visit the project website at <https://lakeportbeach.ca/environmental-assessment>. If you have any questions or wish to be added to the mailing list, please contact:

**Jeremiah Pariag**  
Consultation and Engagement Lead  
WSP Canada Inc.  
[jeremiah.pariag@wsp.com](mailto:jeremiah.pariag@wsp.com)

# Agenda

1. Lakeport Beach EA Study Purpose and Study Area
2. Problems and Opportunities
3. The Municipal Class Environmental Assessment Process and Study Timeline
4. Review of the Site
5. Overview of Environmental Studies
6. Next Steps

# Study Purpose and Study Area

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# Study Purpose

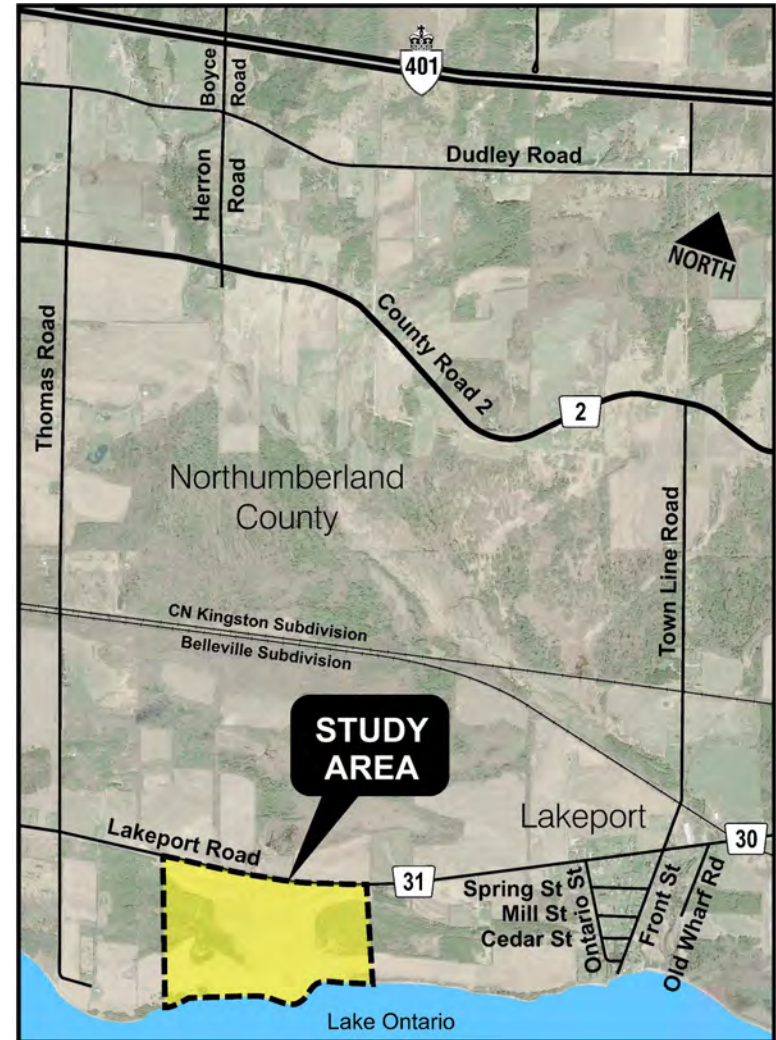
Landlab has retained WSP Canada Inc to undertake a Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. This MCEA includes the following components:

1. Construction of a new sewage system and treatment plant;
2. Construction of a new water system and treatment plant;
3. Construction of a new stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
4. Construction of new roads or other linear paved facilities.

This project will be a key component in completing the proposed development, which consists of up to 800 residential units.



# Lakeport Beach Development Municipal Class Environmental Assessment Study Area



# Problems and Opportunities Statement



# Problems and Opportunities Statement

Given the rural setting of the area, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

The construction of new roads within the proposed development will also be required for the movement of people. These roads will service the community and provide a means of emergency access.

## Municipal Class EA Process and Study Timeline

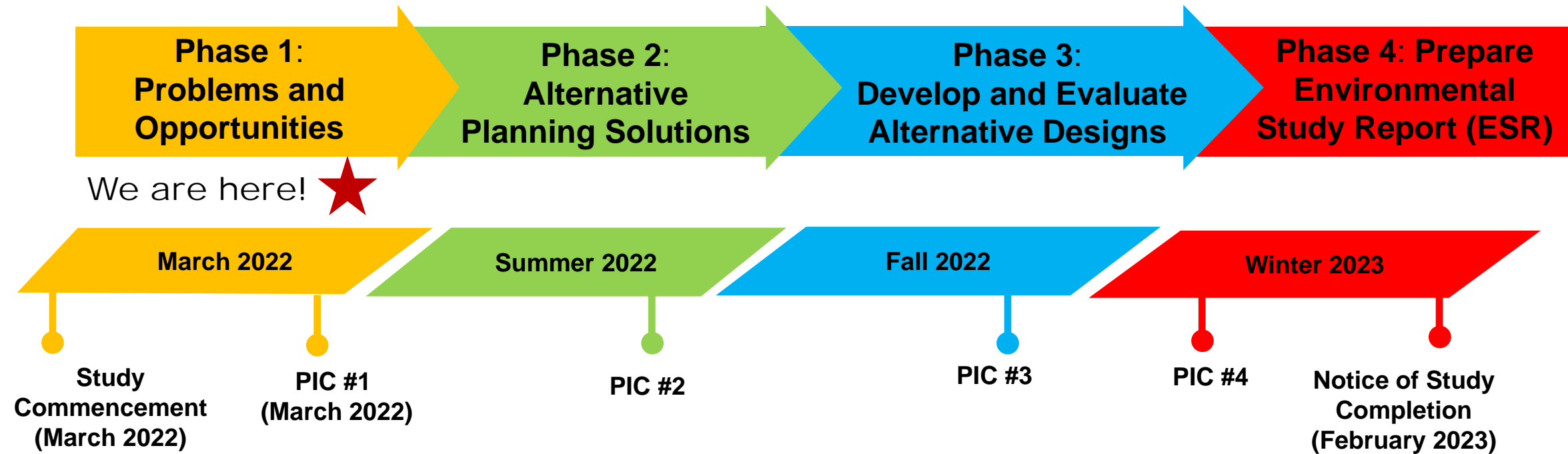
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# What is the Municipal Class Environmental Assessment (MCEA) Process?

The Lakeport Beach EA Study is being completed consistent with the **MCEA process**. Phases 1 to 4 of the process will be completed.

SCHEDULE



## Project Site



# Lakeport Beach Development Municipal Class Environmental Assessment



# Overview of Environmental Studies





## Studies Included in the EA

Several technical analyses and disciplines have been or will be completed as part of this EA Study and included in the analysis of the final recommendations:



Cultural Heritage



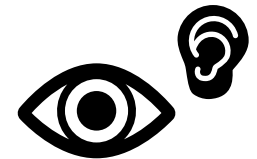
Water, Stormwater,  
Wastewater and Drainage



Natural Environment



Geotechnical



Noise and Air Quality



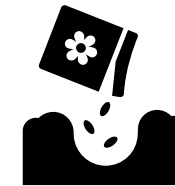
Traffic



Archaeology



Utilities and Municipal  
Services



Soil and Contamination

## Q&A Session



The Q&A session will be moderated by WSP.



The Q&A session will be recorded for note-taking purposes only.



Questions will be referred to either the Project Team or Landlab to answer.



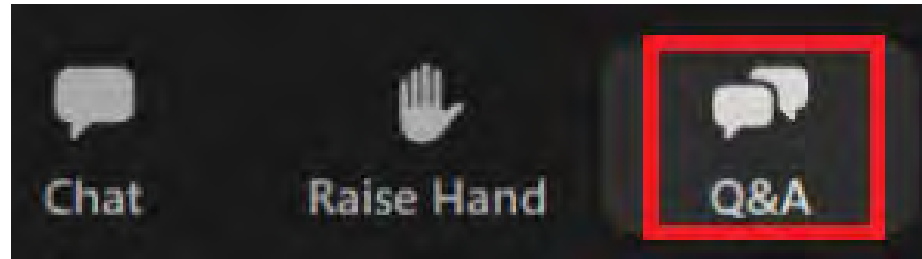
We are committed to responding to all questions. If there are an excess of questions during the allotted time for this meeting, we will respond to all remaining questions via one-on-one discussions, email, and/or in the PIC Summary Report.



If you would like to ask a question verbally, please use the “raise hand” function and a member of the Project Team will unmute you. If you would like to type your question, please click on the Q&A button.

# Zoom Functionality

- Asking questions using the Q&A function:



- Using the “raise hand” function:



- Attendees who have dialed in by phone may **raise their hand by pressing \*9** and **unmute by pressing \*6**

**If you require technical support, please use the Q&A function.**

# Question and Answer Session



# What Are The Next Steps?

- 1 **Summarize and process input received  
(commenting period: March 28 – April 14, 2022)**
- 2 **Carry out fieldwork and background studies**
- 3 **Develop and evaluate alternative solutions**
- 4 **Prepare for PIC #2 in Summer 2022**

Thank you for participating and contributing to the Lakeport Beach Development EA Study!

Have more comments? Please visit:  
<https://lakeportbeach.ca/environmental-assessment>

Contact information:

**Jeremiah Pariag**  
Consultation and Engagement Lead  
WSP Canada Inc.  
[jeremiah.pariag@wsp.com](mailto:jeremiah.pariag@wsp.com)

# APPENDIX

# E SUMMARY OF RECEIVED COMMENTS



Landlab						
ID#	Date	Name	Organization	Source	Comment	Response
1	3/17/2022	Albert Botha	General public	Email	I would like to be added to your public zoom meeting on March 31, 2022 regarding WSP environmental study on behalf of Landlabs. Please send me a zoom link.	Thank you for your email and your interest in the Municipal Class Environmental Assessment for the Lakeport Beach Development. The Zoom link will be posted on the project website on the day of the meeting. Feel free to register here to receive a link as well: <a href="https://landlab.zoom.us/join/register/WN_gEOvFjgQSLurSuPvhXIQKw">https://landlab.zoom.us/join/register/WN_gEOvFjgQSLurSuPvhXIQKw</a> . Please let me know if you have any other questions.
2	3/18/2022	Michael Perley	General public	Email	Can you please provide more detail on the agenda and subjects to be covered in this meeting. Are participants supposed to bring questions about environmental issues of concern to them? Is the consultant going to describe the process they will follow, and how area residents can expect to be involved?	The agenda for the meeting is still in the process of being finalized. There's no obligation for the participants to ask questions; however, you're more than welcome to ask any questions related to the project. There will be a period for Q&A at the end of the presentation, and we will be more than happy to collect feedback via email or the project website as well. Information on the process that we are following for the Environmental Assessment, as well as information on opportunities for resident engagement, are discussed in more detail on the project website, which can be found here. Please let me know if you have any other questions.
3	3/17/2022	Gritt Koehl	General public	Email	Please register me for the Public Zoom Meeting on March 31, 2022 at 7:00pm for the WSP EA – Landlab Inc. I look forward to receiving the Zoom link.	Please see Comment ID #4. Participant registered for event.
4	3/22/2022	Gritt Koehl	General public	Email	Please add my name & email address to the project mailing list for the Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach proposed development in Alnwick/Haldimand Township.	Thank you for your email and your interest in the Municipal Class Environmental Assessment for the Lakeport Beach Development. I am confirming that your name and email have been added to the project mailing list.
5	3/24/2022	Alnwick Haldimand	Alnwick/Haldimand Township	Email	This message is to confirm receipt of your recent email to the Alnwick Haldimand	No response required.
6	3/29/2022	Leslie Benson	General public	Email	This is my third request for the Terms of Reference that has been provided to WSP. I would like to be prepared for Thursday's EA meeting. Thank you in advance.	Can you tell me where you have been sending these requests? They are not showing up in any of the contact forms on our website. Given the issues that you were also having registering for the townhall, I'm wondering if there's something going on with the phone or computer you're using to submit these forms?  I've cc'd the contact for WSP, Jeremiah, here so we can respond to your request. His email is also listed on the Environmental Assessment page on the Lakeport Beach website.
7	3/29/2022	Leslie Benson	General public	Email	Thank you for your response, Jules. You will recall that you did eventually find my registration for the Town Hall meeting. In any event, last week, I emailed a "general" email address that I got from one of Landlab's correspondence (it's at home, and I'm at work). Then I emailed Sean and Fred, but I see now that I misspelled Fred's last name. I did not hear from Sean. I would appreciate it if Jeremiah would send the Terms of Reference that they are working with so that I am prepared for the EA meeting on Thursday. Thank you.	Please note that a Terms of Reference has not been developed for the meeting. The agenda and presentation for the public meeting can be found here.  There will be a period for Q&A at the end of the presentation, and we will be more than happy to collect feedback via email, the project website, or any other means that work best for you.  Please let me know if you have any further questions.
8	3/29/2022	Leslie Benson	General public	Email	Thank you for your message, but that's not what I asked, Jules. I am requesting the Terms of Reference for the work that WSP is doing. I would like to know what work they have been authorized to do. I am then in a position to comment on the scope of the EA which is the subject of discussion on Thursday. You have given them a Terms of Reference to work from, have you not?	Thank you for the clarification. WSP is in the early stages of an Environmental Assessment for this project. Further information on the Environmental Assessment and WSP's scope can be found in this presentation, which will be formally presented on March 31st via Zoom. Information on the Environmental Assessment, the corresponding statutory process, and the scope of WSP's studies can additionally be found on the project website and in the Notice of Study Commencement and PIC #1. I hope this helps to answer your question. If you require any additional clarification, feel free to let us know.
9	4/4/2022	Michael Perley		Email	I'm writing to clarify confusion about questions around the Schedule "C" Municipal Class Environmental Assessment for the Lakeport Beach Development that was the background document for last Thursday's EA meeting. In response to a question re when all the other aspects that an EA would cover would be completed (ie noise, contamination, traffic, etc), your colleague Christine stated that these would be covered as part of this EA process: "Christine – Yeah so part of the EA as we mentioned is conducting all of those, I can't remember exactly verbatim, but all of those things that you mentioned and they'll be covering off the whole study area, so they'll be recommending what the existing conditions of the area is and mitigations or what not related to the roads as well, and both the waste, water and stormwater supply, so all of those aspects."  I had previously asked if this EA would cover only water/sewer and roads, and was told that it would only involve those items.  Would you please respond to the following questions:  1) Will you complete only EA studies on water/sewage/development roads in time for the "Notice of Study Completion" of February 2023, or 2) Will you complete studies on the preceding plus studies on cultural heritage, natural environment, geotechnical, noise and air quality, traffic, archaeology, utilities and municipal services and soil and contamination - as described on page 15 of the EA document - in time for the "Notice of Study Completion" of February 2023? 3) If your answer is that only studies under 1) above will be completed by the Feb./22 completion date, when do you plan to begin and complete the additional studies described on page 15 of the Notice of Study Completion?	Please see Comment ID #9

10	4/19/2022	Michael Perley	General public	Email	<p>I'm resending the email/questions below as I haven't heard from you.</p> <p>The material posted on the LL website under "Environmental Assessment" now refers to the first meeting as outlining "environmental studies". However, the only studies discussed were assessments of the water, sewage and stormwater retention issues. When I asked about the other studies noted on p.15 of the EA document, I received the rather confusing reply described below.</p> <p>Can you please clarify exactly what studies are to be completed by winter 2023 as requested below?</p>	<p>Sorry for the delayed response, your email was in my spam folder.</p> <p>I will discuss your questions with the technical team and get back to you shortly. Thank you for your interest in the Municipal Class Environmental Assessment for the Lakeport Beach Development and apologies for the delayed response.</p>
11	4/25/2022	Michael Perley	General public	Email	<p>I still have not heard back from you, and I must say that my questions seem (to me at least) to be easily answered.</p> <p>They boil down to the following: Do you plan to complete all studies listed on page 15 of your municipal class environmental assessment document by the document's reporting date of February 2023 noted on page 13?</p>	<p>Study findings and recommendations will be documented in the Environmental Study Report during Phase 4 of the project, and will then be subject to a 30-day public review period. The completion of the Environmental Study Report – which will include all of the studies listed on Slide 15 – and the Public Review period will both occur prior to the proponent publishing the Notice of Completion in February 2023. As the project progresses, the team will be able to share more specific dates for when the public review period can be anticipated. This information will be shared in upcoming Public Information Centres.</p> <p>If you wish to receive updates about the project, we can add your name and contact information to the Project mailing list.</p>
12	4/11/2022	Sarah Quidon on behalf of Eric L. Gillespie Barristers & Solicitors	Eric L. Gillespie Barristers & Solicitors	Email	<p>Please find attached our letter dated today regarding the above noted matter.</p>	<p>I am confirming receipt of your email and that northumberlandruralcoalition@gmail.com has been added to the contact list for this project.</p>
13	3/29/2022	Bill Irwin	General public	Email	<p>The enclosed photo depicts a spot where a creek enters the Landlab property on the north side.</p> <p>The tree shown was obviously the work of a beaver which resides in the area. Hopefully your assessment will include the impact on the local wild animal population which other than the beaver includes, deer, coyotes, raccoons, otter and many others.</p> <p>This proposed development will certainly have a negative impact on their habitat which needs to be included in your assessment not to me the destruction of 200 acres of good agricultural land.</p>	<p>I apologize for the late reply, your original email went to my spam folder.</p> <p>As per Municipal Class EA guidelines, the Lakeport Beach Class EA will include an Environmental Impact Statement that will assess potential effects on wildlife and wildlife habitat, fish and fish habitat, and existing wetlands.</p> <p>In addition to the Class EA, the proposed subdivision design focuses on maintaining as much green space as possible, with approximately 40% of the land at Lakeport Beach remaining as green space, whether it is forested areas, parks, or pebble beach. To further add to the beautiful amenity that is Lake Ontario, a large public waterfront park has been designed that can be enjoyed as a green space every day, and also used for events or community gatherings as required.</p>
14	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Can you speak to the EA process we are following as a part of this project?</p>	<p>The EA is specifically for the services and roads within the community and not for the approval of the community. Typically the EA process is done as another process after the planning approvals have been completed however there are provisions in Ontario law that allow for a developer to undertake the EA process in parallel. It is not commonly done because there is risk. LandLab has been undergoing consultations for this project and has been communicating with council and to the residents of Alnwick/Haldimand. Often many of the questions that are brought up during the planning process are related to the environmental impact of a project. Although it is risky to conduct an EA at this stage, the outcome of the EA will provide answers to questions LandLab has been receiving as part of the planning process.</p>
15	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Is the vacant land being farmed? Is this property going to be rezoned as rural residential?</p>	<p>The land is currently not farmed. There is a separate rezoning process that is happening concurrently along with the EA which will address the rezoning required to accommodate this project. As well, LandLab is conducting a Landuse and Socio-economic assessment as a part of the EA which will address any potential zoning conflicts.</p>
16	3/31/2022	Member of the general public	General public	Public Information Centre	<p>This proposal is not in any way approved. Why are you proceeding with this EA now? This project is so far away from approval and my suspicion is that you are doing this in part to give the impression that this is further ahead in the approvals process than it actually is.</p> <p>LandLab has made various statements that the project has been pre-approved or related to the allegation that the project is part way through the approvals process. This is the context of my question. Whether or not you can go ahead with the approvals process has not been included in any of the documentation. A number of us are concerned that you are trying to create the impression that the project is further along than it is and that there's some inevitability about it. I am wondering if you can possibly stop referring to the approval of this project.</p> <p>I understand that there was some movement on the previous proposal. I hope you're not trying to infer that an 800 home community on a piece of land is any way equivalent to 68 homes which is what the previous plan was. I think that it is quite misleading from the public that to speak about pre-approval on this land when there is an enormous increase in sewers, water services, etc. You aren't doing an EA that has anything to do with the 194 acre parcel.</p>	<p>Landlab has the legal right to continue with the EA and still going through the full planning approvals process. The EA process is a largely public guided process. Conducting the EA in parallel is allowed but has its own risks, which Landlab is aware of. The Municipal Class EA and the planning process are two separate very distinct processes and can happen concurrently. Even though the planning process may have been delayed, that does not prevent the MCEA to go ahead.</p> <p>Regarding the previous proposal, a request was made to subdivide the land for single family homes. The conversation LandLab is trying to have is comparing the difference between LandLab's proposal and the previous proposal. These proposals are not equal and conducting an EA for this project is required given its size. LandLab also added that this project meets the needs of the region economically, provides variety of housing options and a diversity of housing sizes.</p> <p>This project is in the first phase of the EA and there will be multiple avenues for public feedback, including but not limited to three additional public information centres. Typically only one or two PICs would be held but multiple PICs are scheduled in order to get feedback from the community to best understand how LandLab can proceed with this project.</p>



17	3/31/2022	Member of the general public	General public	Public Information Centre	<p>I moved from an urban area to come out to this very peaceful setting about 16 years ago. If you are going to start putting 800 homes on land that first of all is currently used for farmland, using up valuable farmland in a sensitive area, your environmental study that you are proposing to complete may find that there is not enough water for 800 homes, you couldn't build enough infrastructure and we might as well be living at the corner of Bloor and Yonge in a place where we want to live in a rural area. You sir are giving us a bunch of smoke and mirrors. If the area has not been approved for 800 homes why are you doing an environmental study in the first place? To give us an impression that it's going to go through?</p> <p>We are going to end up paying the price environmentally and you're going to end up with a lot of money. You are trying to get an MZO undemocratically allow for the project to go forward if this is approved which we know will happen because the government in office at this time is approving all the MZOs. We said no, why is no not good enough.</p>	<p>There is a very stringent legal process for approvals. LandLab considered doing an open house in the summer at LandLab's Henndrick farm project. This project is not designed to confuse or mislead the public and LandLab genuinely believes that this project and the density it will create will meet the needs of many people when it comes to attainable housing, jobs and economic prosperity.</p> <p>The EA is a full Schedule C process and not an MZO.</p> <p>LandLab has made some attempts to address this and plan on having an open house in early May, on top of the EA public information centres. LandLab will have a number of both in person and online forums. In those settings planners will be present to respond to questions related to the planning process.</p>
18	3/31/2022	Member of the general public	General public	Public Information Centre	<p>How would you do a stormwater study if there's no plan of subdivision?</p>	<p>The subdivision hasn't been approved; however, moving forward with concepts and ideas will determine the street network and a Stormwater Management study can be done. A part of the EA is an alternatives analysis and the Project Team will look at how different alternatives of how different stormwater analysis would work on site. The Project Team is also assessing a do nothing approach as regulated by the MCEA guidance document.</p>
19	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Does the EA address the building of dock space on the property? Is dock space a part of the plan?</p>	<p>As mentioned at the beginning of the presentation, the Project Team is only assessing four key items – the sewage treatment plant, the water treatment plant, the stormwater retention and the roads. Beyond these items docks would not be included in the scope of the EA.</p>
20	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Do you have a proposed location for the water treatment and sewage treatment plant?</p>	<p>No, not at this time. This is an advantage of running these processes in parallel. The EA's main role is to assess the methods of providing water and treating sewer. Depending on the final outcome of the EA, a different model or approach can be built into the subdivision plan.</p>
21	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Is WSP aware that there are no approvals for this development on the parcel of land in question?</p> <p>Is WSP aware that this EA is proceeding without any pre consultation or draft plan of subdivision to proceed from the surrounding planning departments.</p> <p>Should it be built? In the case of the parcel of land in the middle of nowhere surrounded by active farmland. The resounding answer for those of us who love this township and our rural way of life the resounding answer is No. Does WSP understand that the proposed development does not belong in the 100% rural township of A/H? Why is LandLab Inc continuing to pursue this dead horse? I want LandLab Inc and WSP that I do not recognize this EA proposal as being legitimate.</p>	<p>LandLab has heard from a number of other residents that there has been limited consultation however we are trying to have a conversation with proponents. Both of the strongest opponents to this project mentioned they moved from urban areas to this area a few decades ago. There is demand to be in this region and LandLab believes that building at a moderate density seems to be the greatest opposition but the density will be the answer to many of the problems we are facing today.</p>
22	3/31/2022	Member of the general public	General public	Public Information Centre	<p>This is not regarding the EA so I will keep this very brief. There is a lot of misconception about this site being approved for residential. That site has not been approved for any residential development at all and I want everyone to be clear on that and there's so much misconception.</p>	<p>LandLab will be distributing an official statement, stating thier position and will address further questions at the open house in Summer 2022.</p>
23	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Is the water course that runs through the site going to be rehabilitated? It has been realigned in the past will it be realigned again to a different location that better suits the development?</p>	<p>WSP is completing studies related to fluvial geomorphology which will determine any impacts and what to do next.</p> <p>The studies will determine the current ecological state of the site. The ecological state has been modified and is not currently in its natural form. It can be described as a drainage ditch and LandLab's intention would be to re-naturalize it as much as possible. However, that will be done by first assessing its initial quality and then investing in re-naturalizing it if we have approvals to do so.</p>
24	3/31/2022	Member of the general public	General public	Public Information Centre	<p>Is the maximum capacity of the servicing be focused on the number of units being constructed on the site or will it be designed to anticipate future capacity?</p>	<p>Communal water servicing is a middle ground between septic, well and full sized municipal treatment plants. There has been concern that this type of project will cost tax payer money but the development of a large settlement has built into it, 15 years of capacity. As a result the plants are running under capacity and operate at this capacity for the majority of their lives. This solution would be exactly for our site and any future development would be outside the scope of the site.</p>
25	3/31/2022	Member of the general public	General public	Public Information Centre	<p>If the drainage ditch is re-naturalized will this process require any approvals from fisheries and oceans Canada?</p>	<p>As per DFO guidance documents, Landlab will be following any requirements that are needed. Regarding the drainage, LandLab would prefer to re-naturalize it as much as possible than leave it in its current state.</p>
26	3/31/2022	Member of the general public	General public	Public Information Centre	<p>I'm a little confused that this study is only about the water and the sewers. When will we address the natural environment, geotechnical, noise, traffic, ecological, utilities, soil and contamination, etc, when will this be addressed?</p>	<p>The EA will include the studies mentioned and will be doing so over the whole study area. The EA will also outline the existing conditions of the area and recommend mitigation measures related to roads, waste and stormwater and water supply.</p>